048.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,600 /	713,600
					USE VALUE:	713,600 /	713,600
					ASSESSED:	713,600 /	713,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIERNAN CHARLES A & NANCY L
Owner 2:	
Owner 3:	
Street 1:	80 MAYNARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,501 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 1446 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4501.000	265,300	4,300	444,000	713,600
Total Card	0.103	265,300	4,300	444,000	713,600
Total Parcel	0.103	265,300	4,300	444,000	713,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.67 | /Parcel: 493.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34420
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4102!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,300	4300	4,501.	444,000	713,600	713,600	Year End Roll	12/18/2019
2019	101	FV	213,600	4300	4,501.	471,800	689,700	689,700	Year End Roll	1/3/2019
2018	101	FV	213,600	4300	4,501.	344,100	562,000	562,000	Year End Roll	12/20/2017
2017	101	FV	213,600	4300	4,501.	299,700	517,600	517,600	Year End Roll	1/3/2017
2016	101	FV	213,600	4300	4,501.	255,300	473,200	473,200	Year End	1/4/2016
2015	101	FV	208,300	4300	4,501.	249,800	462,400	462,400	Year End Roll	12/11/2014
2014	101	FV	208,300	4300	4,501.	205,400	418,000	418,000	Year End Roll	12/16/2013
2013	101	FV	208,300	4300	4,501.	195,400	408,000	408,000		12/13/2012

PRINT

Date	Time
12/10/20	19:10:50

LAST REV

Date	Time
05/06/20	09:52:04
mmcmakin	
4102	

USER DEFINED

Prior Id # 1:	34420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALFOUR CLAIRE/	23504-356		8/4/1993		177,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/1993	391	Manual	2,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4501		Sq. Ft.	Site		0	80.	1.23	1									444,025						444,000	

Total AC/HA: 0.10333 | Total SF/SM: 4501 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 444,025 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	170.387
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360448
Depreciation:	95158
Depreciated Total:	265290

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

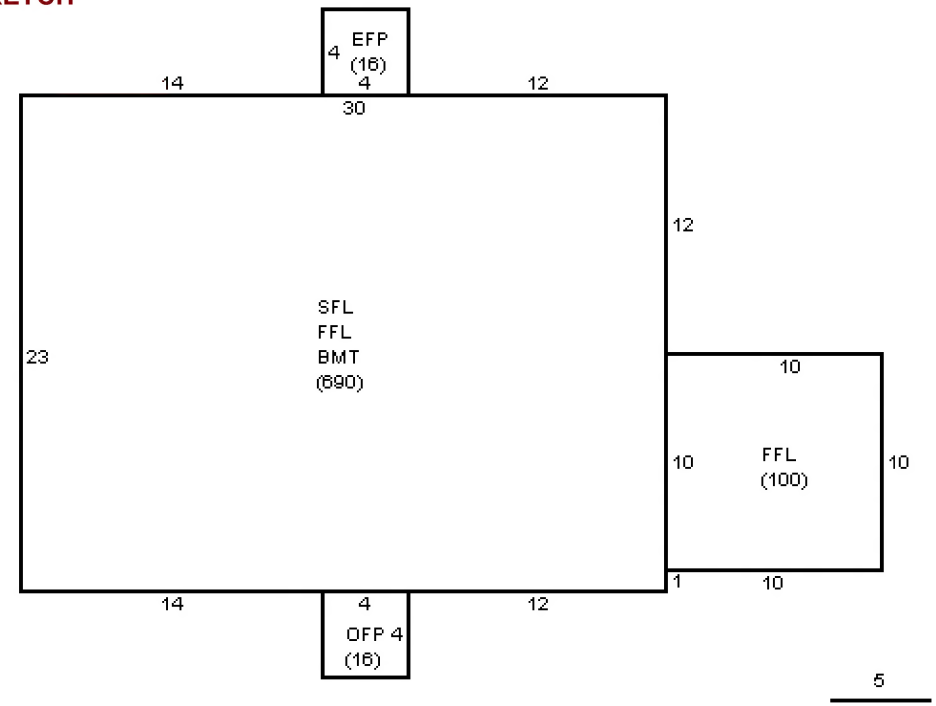
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.39
Special Features:	0	Val/Su Net:	122.37
Final Total:	265300	Val/Su SzAd	183.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	170.390	134,605
BMT	Basement	690	51.120	35,270
SFL	Second Floor	656	170.390	111,688
EFP	Enclos Porch	16	73.300	1,173
OFP	Open Porch	16	44.430	711

Net Sketched Area:	2,168			Total:	283,447
Size Ad	1445.5	Gross Are	2202	FinArea	1446

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1923	23.93	T	40	101			4,000			4,000
19	Patio	D	Y	1	10X8	A	AV	1955	6.00	T	40.8	101			300			300

More:	N	Total Yard Items:	4,300	Total Special Featues:	
				Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc